166.A	0002	0023.2	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,300 / 844,300
					USE VALUE:	844,300 / 844,300
					ASSESSED:	844,300 / 844,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	GOLDSTEIN DAVID &
Owner 2:	TARSHIS ZOE
Owner 3:	
Street 1:	23 OAKLAND AVE UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAKEY PAULA & ROBERT -
Owner 2:	-
Street 1:	23 OAKLAND AVE UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Asbestos Exterior and 2420 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	844,300			844,300
Total Card	0.000	844,300			844,300
Total Parcel	0.000	844,300			844,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.88 | /Parcel: 348.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	280396
GIS Ref	
GIS Ref	
Insp Date	09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.A-0002-0023.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	919,400	0	.		919,400	919,400	Year End Roll	12/18/2019
2019	102	FV	813,300	0	.		813,300	813,300	Year End Roll	1/3/2019
2018	102	FV	718,500	0	.		718,500	718,500	Year End Roll	12/20/2017
2017	102	FV	654,400	0	.		654,400	654,400	Year End Roll	1/3/2017
2016	102	FV	613,800	0	.		613,800	613,800	Year End	1/4/2016
2015	102	FV	485,700	0	.		485,700	485,700	Year End Roll	12/11/2014
2014	102	FV	463,200	0	.		463,200	463,200	Year End Roll	12/16/2013
2013	102	FV	463,200	0	.		463,200	463,200		12/13/2012

!15475!

PRINT

Date	Time
12/11/20	05:11:30

LAST REV

Date	Time
04/13/20	14:20:06

mmcmakin

USER DEFINED

Prior Id # 1:	109858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15475

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAKEY PAULA & R	133-135		2/18/2015		710,000	No	No		
JACOBY PETER D/	130-130		6/23/2014		646,000	No	No		
TERLIZZI FRANCI	99-135		6/7/2007		524,000	No	No		
TERLIZZI MARY T	93-8		3/14/2006		100	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Measured	DGM	D Mann
4/11/2016	SQ Returned	EMK	Ellen K
3/7/2016	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
12/5/2008	MLS	MM	Mary M
7/24/2008	Inspected	BR	B Rossignol
5/7/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7846													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.08388424
Const Adj.:	0.95940399
Adj $ / SQ:	306.765
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1147121
Depreciation:	302840
Depreciated Total:	844281

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH

UnSketched SubAreas:
GLA: 2420,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	429.47
Special Features:	0	Val/Su Net:	348.88
Final Total:	844300	Val/Su SzAd	348.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,420	306.770	742,372

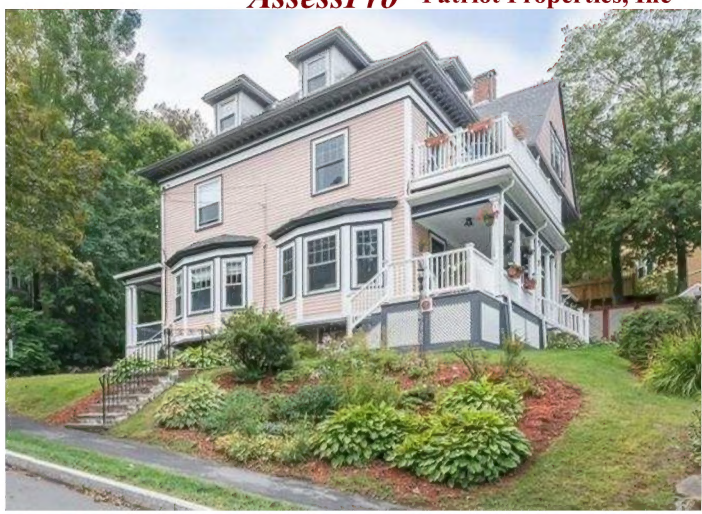
Net Sketched Area:	2,420		Total:	742,372	
Size Ad	2420	Gross Are	2420	FinArea	2420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.A-0002-0023.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: